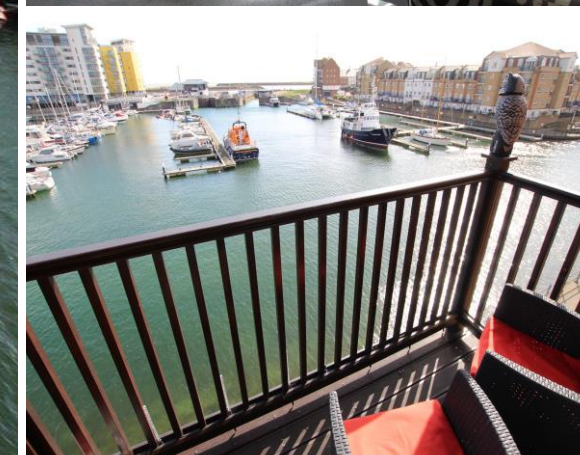
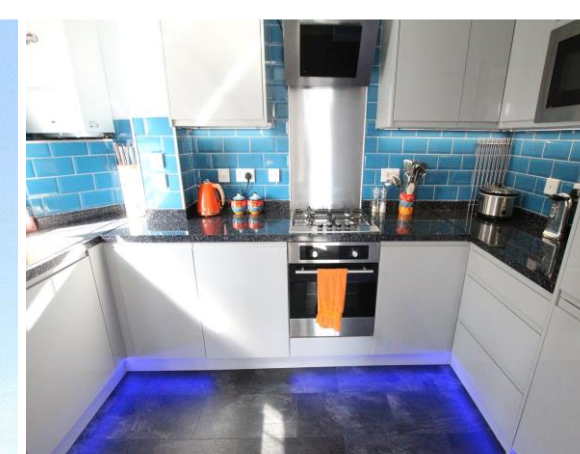




**120 Madeira Way, Sovereign Harbour,
Eastbourne, East Sussex, BN23 5UJ
£275,000**

Rager & Roberts



120 Madeira Way, Sovereign Harbour, Eastbourne, BN23 5UJ

Affording magnificent harbour views - a spacious 2 bedroom second floor apartment with southerly balcony.

communal entrance lobby • reception hall • sitting/dining room • refitted kitchen • master bedroom suite with shower room
2nd bedroom • bathroom • southerly balcony • double glazing • gas fired central heating • gated off road parking

Description

Affording magnificent harbour views - a spacious 2 bedroom second floor apartment with southerly balcony. The well presented and generously proportioned accommodation has been improved by the present owners and now affords a refitted kitchen. Wonderful southerly views over the harbour to the sea beyond can be enjoyed from the master bedroom, sitting/dining room, kitchen and balcony. An early appointment to view is strongly recommended to appreciate this fine home.

Location

Madeira Way is well placed for the range of facilities at the new Sovereign Harbour and is close to the waterfront, local shopping facilities and the seafront. Eastbourne town centre provides a range of services including the newly refurbished shopping centre and main line rail services to London Victoria and Gatwick. Sporting facilities include three principal golf courses and there is scenic downland countryside within the South Downs National Park to the west.

Communal front door with entry phone system, passenger lift and staircase rise to the second floor landing, **Private lock up Storeroom**, private front door to

Reception Hall with cloaks cupboard, shelved linen storage cupboard, entry phone system, radiator.

Sitting/Dining Room 15'7"x15'8" (4.75mx4.78m) affording spectacular views across the harbour to the sea beyond, 2 radiators, sliding patio doors to

Balcony which secures a southerly aspect and glorious views.

Refitted Kitchen 11'9"x6'5" (3.58mx1.96m) and fitted with range of working surfaces with soft closing drawers and cupboards below and matching range of cabinets over, one and a half bowl sink unit with mixer tap, range of integrated appliances including the fridge/freezer, dishwasher and washer dryer, further integrated appliances include the electric fan oven with gas hob and filter hood over and microwave oven, gas fired boiler. The kitchen affords lovely harbour views.

Master Bedroom Suite comprising Bedroom 1 16' x 10'1" (4.88mx3.07m) and securing a glorious southerly aspect over the harbour to the sea beyond, built in wardrobe cupboards, radiator, door to

en suite Shower Room fitted with white suite comprising shower unit with rainfall shower head, pedestal wash basin, low level wc, heated towel rail, part tiled walls.

Bedroom 2 11'9"x8' (3.58mx2.44m) with views over the harbour, radiator.

Bathroom fitted with white suite comprising panelled bath with shower attachment, wash basin, low level wc, heated towel rail, extractor fan.

Outside

There are well maintained communal grounds.

Off Road Parking Bay accessed via electronic security gates.

Tenure Leasehold with a share of Freehold

TOWN CENTRE OFFICE

36 Cornfield Road
Eastbourne BN21 4QH
Tel: 01323 430133
Fax: 01323 430144

OLD TOWN OFFICE


117 Green Street
Eastbourne BN21 1RS
Tel: 01323 419911
Fax: 01323 641941

ALFRISTON

1 North Street
Alfriston BN26 5UG
Tel: 01323 871171
Fax: 01323 430144

e-mail: sales@ragerroberts.co.uk

website: www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.